

18 April 2024
Our Ref: 24.271.001

Planning Department
Wrexham CBC
16 Lord Street
Wrexham
LL11 1LG

Dear Sirs

Erection of Over 55's Housing Scheme, Cwrt Pentwmpath, Llay, Wrexham, LL12 OTT
Application for Discharge of Conditions.

With regard to the above noted planning approval (ref: P/2022/0914) please find enclosed an application to discharge conditions 3, 5, 6, 7 & 8. With regard to each Condition, please note the following notes and attachments:

Condition 3

- Site Investigation Report ref: 7962si.
- Addendum Report

Please note that the Site Investigation Report submitted comprises of the report only. If you would like to review the appendices, please contact us and these can be forwarded separately.

Condition 5

- Landscape Master Plan
- Landscape Plan
- Plant Schedule and Outline Specification.
- Apartment Building Elevations indicating location of bat and bird boxes
- Bungalow Elevations indicating location of bat and bird boxes

In respect to condition 5 the general landscape arrangement drawing and planting schedule demonstrate the proposed developed will include species rich meadow and native hedge planting. Furthermore, the elevation drawings show that the new buildings will contain 3 no. integrated bat boxes and 12 no. integrated and wall mounted bird boxes. The landscape management plan outlines how the habitats will be managed and maintained in the long term. The proposals show that the development will provide a net benefit for biodiversity (NBB) and better outcomes than the existing housing complex site.

Condition 6

- Arboricultural Method Statement

Cont.



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Condition 7

- Construction Environment Method Statement
- Construction Site Layout Plan

Condition 8

- External Materials Schedule

We trust you will find the above in order. If you have any queries or require any further information, please contact the undersigned.

Yours sincerely

A black rectangular redaction box covering the signature of Phil Oliver.

Phil Oliver
Munro Associates

Encs.